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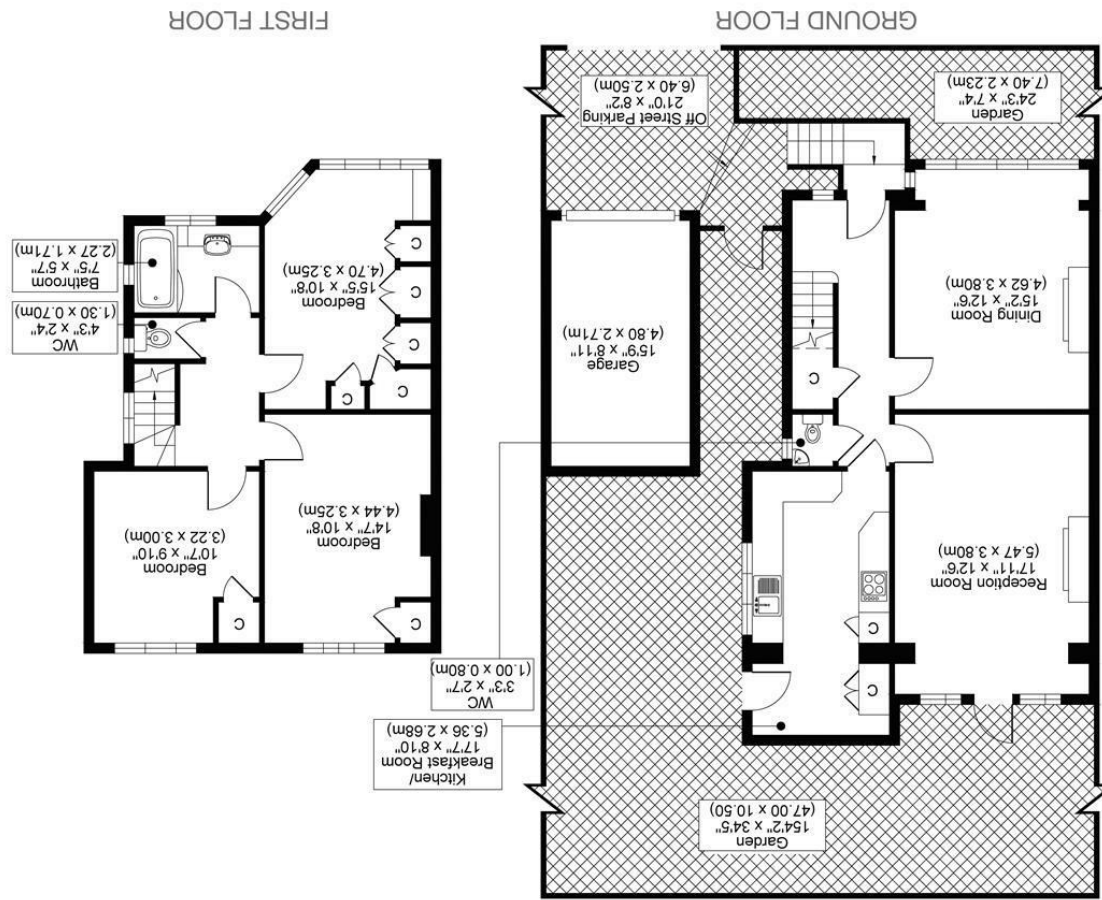
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



OAKHURST RISE, SM5
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1395 SQ.FT (130 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1255 SQ.FT (117 SQ.M)



CHRISTIES



OAKHURST RISE, CARSHALTON SM5 4AG

GUIDE PRICE £800,000

GUIDE PRICE: £800,000 - £825,000

LOCATED WITHIN A QUIET CUL-DE-SAC IN OAKHURST RISE, CARSHALTON, THIS CHARMING SEMI-DETACHED HOME OFFERS WELL-BALANCED ACCOMMODATION IDEAL FOR FAMILIES AND THOSE SEEKING A PEACEFUL RESIDENTIAL SETTING.

THE PROPERTY COMPRISES THREE WELL-PROPORTIONED BEDROOMS AND TWO VERSATILE RECEPTION ROOMS, PROVIDING EXCELLENT SPACE FOR BOTH EVERYDAY LIVING AND ENTERTAINING. WHETHER HOSTING GUESTS OR ENJOYING QUIETER EVENINGS AT HOME, THE LAYOUT OFFERS FLEXIBILITY TO SUIT A VARIETY OF LIFESTYLES.

A PARTICULAR HIGHLIGHT OF THE HOME IS THE GENEROUS REAR GARDEN, OFFERING A WONDERFUL OUTDOOR SPACE RARELY FOUND IN SIMILAR PROPERTIES. IT PROVIDES THE PERFECT SETTING FOR FAMILY ACTIVITIES, GARDENING, OR SIMPLY RELAXING DURING THE WARMER MONTHS.

FURTHER BENEFITS INCLUDE A WELL-APPOINTED BATHROOM, OFF-STREET PARKING, AND A GARAGE, ADDING BOTH CONVENIENCE AND PRACTICALITY.

IDEALLY POSITIONED, THE PROPERTY IS WITHIN EASY REACH OF WELL-REGARDED LOCAL SCHOOLS, MAKING IT A GREAT CHOICE FOR FAMILIES. A RANGE OF SHOPS, AMENITIES, AND GREEN SPACES ARE ALSO NEARBY, ENSURING A CONVENIENT AND WELL-CONNECTED LIFESTYLE.

THIS IS A FANTASTIC OPPORTUNITY TO ACQUIRE A SPACIOUS AND WELL-LOCATED HOME IN A DESIRABLE PART OF CARSHALTON. EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THAT THIS PROPERTY HAS TO OFFER.

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- THREE BEDROOMS
- SEMI-DETACHED
- CUL-DE-SAC LOCATION
- CLOSE TO AMENITIES
- COUNCIL TAX BAND F
- EPC RATING E

